



Summary

Available SF:	16,800 SF (Units 1-6) OR 5,600 SF (Units 1-2)
Sale Price:	\$365/SF \$6,132,000 for 16,800 SF OR \$2,044,000 for 5,600 SF
Condo Fee:	\$2.40/SF
2025 Taxes	\$1.73/SF

Property Highlights

- 16,800 SF flex condominium available for sale consisting of 5,600 SF office and 11,200 SF warehouse/production.
- Owner will consider selling only the 5,600 SF office portion.
- Fully conditioned space with 22' clear height, heavy power, and compressed air piping.
- Two existing docks.
- Five 'knock-outs' for future docks and drive-ins.
- IP Zoning (Loudoun County 2023 Ordinance)
- Easy access to Rt 28 and the Dulles Toll Road.
- Five minutes to Washington Dulles International Airport (IAD).

Demographics

2 Miles

5 Miles

10 Miles

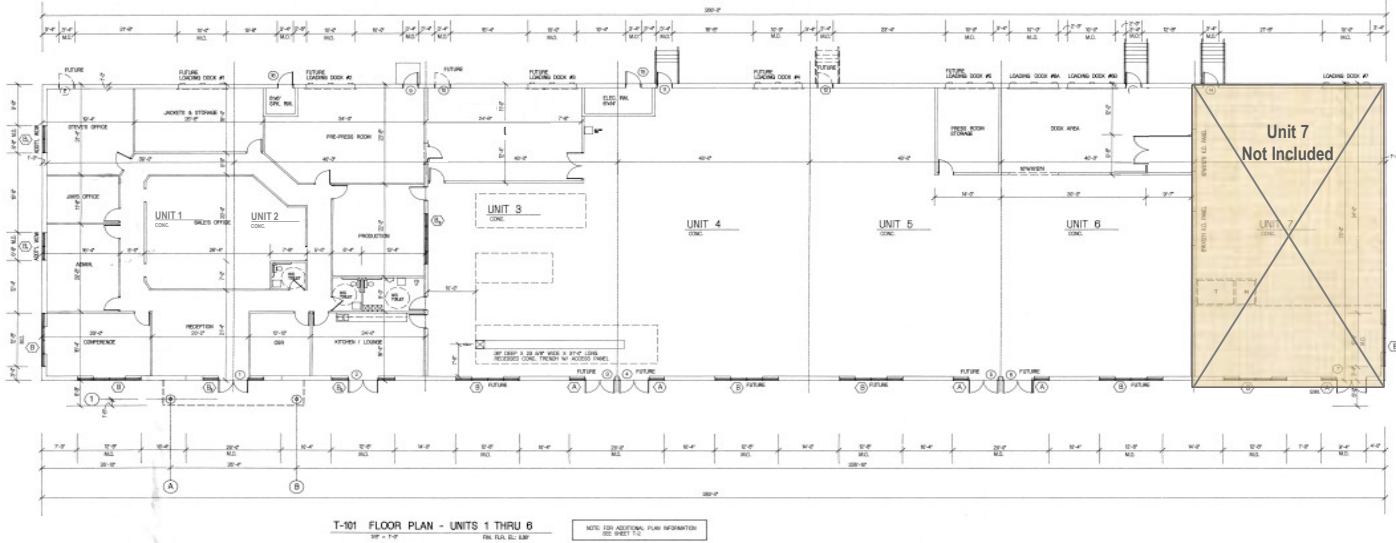
Total Households:	10,260	93,080	216,908
Total Population:	33,314	257,441	627,452
Average HH Income:	\$142,446	\$160,635	\$178,548

David Colvin

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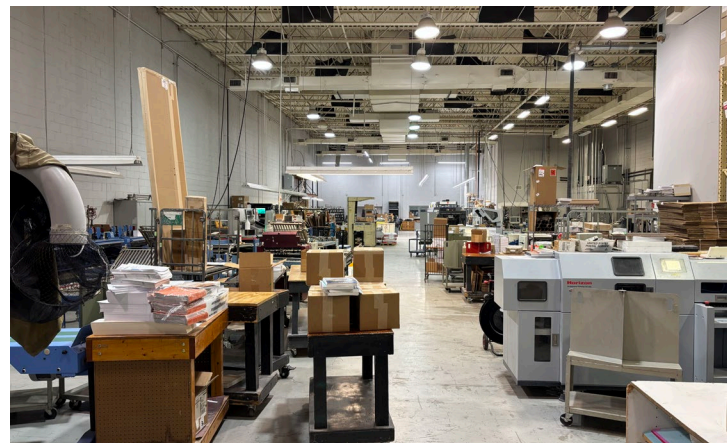
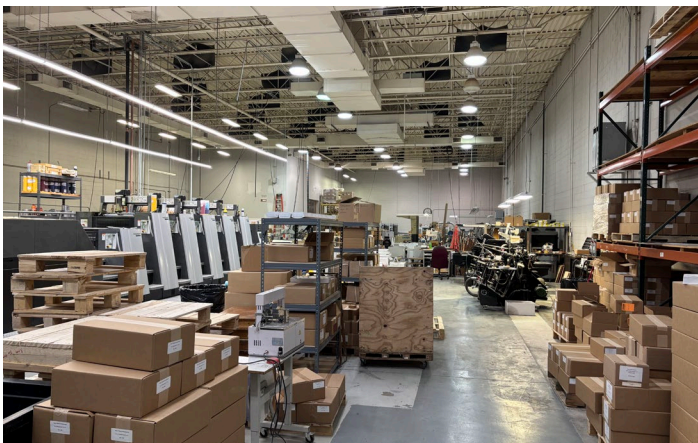
Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com



SHEET # T-1	DRAWING #: FP-1	DESCRIPTION: FLOOR PLAN BUILDING #1 UNITS 1 THRU 6	PROJECT #28039	REV. #	DATE	SHEPARD INDUSTRIAL CONDOMINIUM COMPLEX		A SQUARED ARCHITECTS 212 E. COLONIAL HIGHWAY HAMILTON, VIRGINIA 20156 540.336.2016
						ELWAY LITHOGRAPH		
						STERLING VIRGINIA		
	1	0-9-98				DRAWN BY: NPA		
	2	1-6-99				DATE: 03-04-99		
	3P	1-8-99						
	4R	4-07-99						
	5	5-11-99						

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

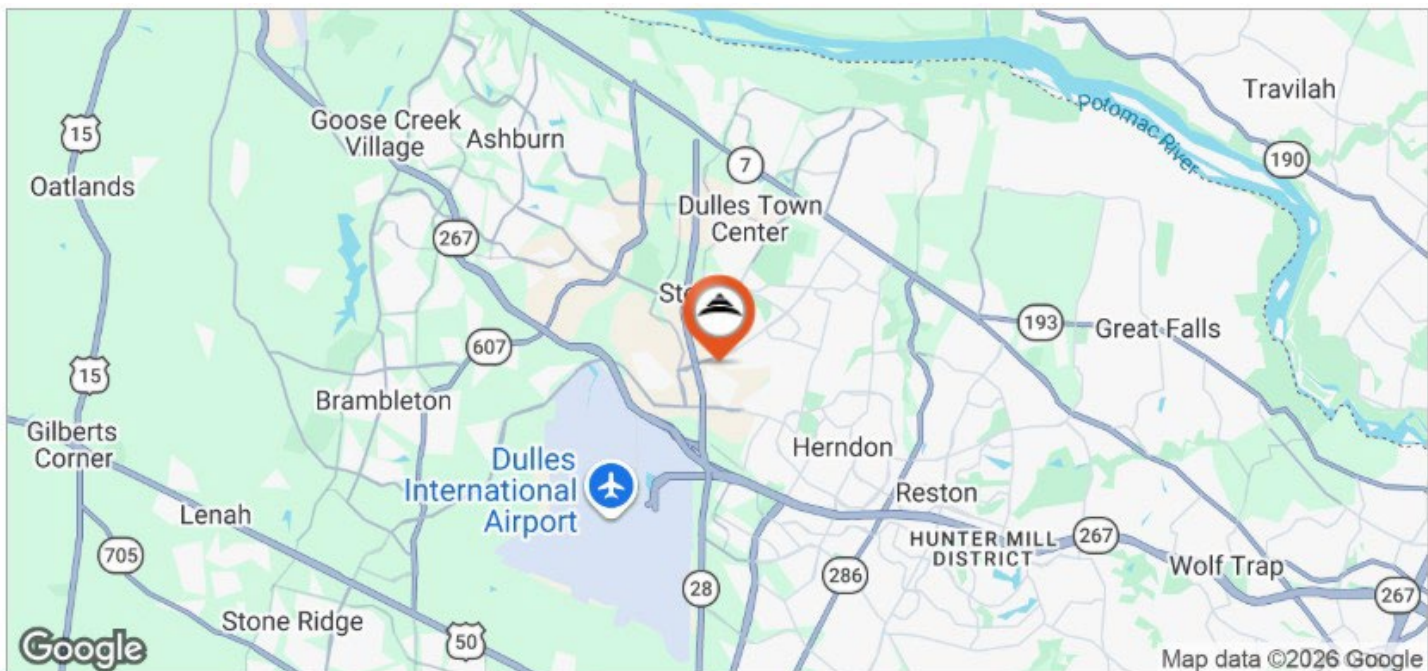
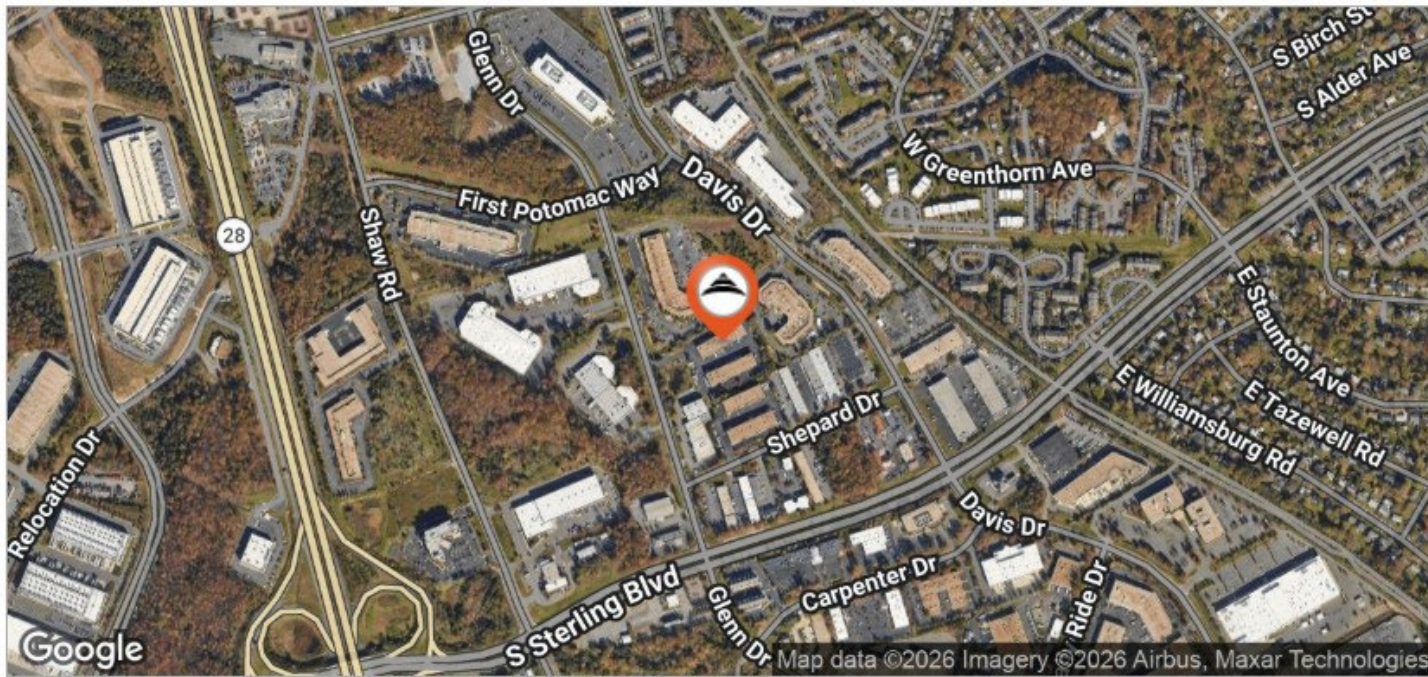
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